

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, JUNE 19, 2003**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Frank A. de la Fe, Hunter Mill District  
Joan M. DuBois, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At-Large  
Peter F. Murphy, Jr., Springfield District  
Linda Q. Smyth, Providence District

ABSENT: Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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**COMMISSION MATTERS**

Commissioner Smyth MOVED THAT THE DECISION ONLY ON RZ 2002-PR-031 BE DEFERRED TO A DATE CERTAIN OF JULY 10, 2003, WITH THE WRITTEN RECORD TO REMAIN OPEN.

Commissioner Byers seconded the motion which carried unanimously, with Commissioner Moon not present for the vote, Commissioner Wilson absent from the meeting.

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Commissioner Smyth MOVED THAT THE PUBLIC HEARING ON SO2-II-V2, OUT OF TURN PLAN AMENDMENT (FAIRLEE), BE DEFERRED TO A DATE CERTAIN OF JUNE 25, 2003.

Commissioner Byers seconded the motion which carried unanimously, with Commissioner Koch not present for the vote, Commissioner Wilson absent from the meeting.

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Commissioner de la Fe reported that the Transportation Committee met earlier this evening to receive a briefing by the Department of Transportation on its strategic plan. He added that a follow-up meeting would be scheduled on July 30, 2003, at 7:30 p.m in the Board Conference Room.

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Commissioner DuBois announced her intent to defer the public hearing on PCA 93-D-050/SEA 78-D-098-3, McLean Bible Church Trustees, from July 17, 2003 to July 24, 2003.

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### ORDER OF THE AGENDA

Secretary Harsel set the following order for the agenda items:

1. ZONING ORDINANCE AMENDMENT (Portable Sign Provisions)
2. RZ 2003-DR-007 - EDWARD E. CLARK AND MARGARET M HAHN, TRUSTEES
3. RZ 2003-PR-025 – DSF/LONG METRO LLC  
FDP 2003-PR-025 – DSF/LONG METRO LLC

This order was accepted without objection.

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#### ZONING ORDINANCE AMENDMENT (Portable Sign Provisions)

To amend to Chapter 112 of the Zoning Ordinance as follows:

Comprehensive revision to replace the existing glare standards with several new outdoor lighting standards, which may include, among other things, limitations on lighting within parking structures, and the addition of a new \$500 application fee for photometric plans or sports illumination plans when such plans are not submitted as part of a required site plan submission. PUBLIC HEARING.

Ms. Delores Kinney, Zoning Administration Division (ZAD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the proposed Amendment with Option 2.

In response to a question from Commissioner Moon regarding the variance approval process before the BZA, Ms. Kinney explained the differences between the required fee for Option 1 and Option 2.

Ms. Kinney and Ms. Lorrie Kirst responded to a question from Commissioner Koch concerning the 25 foot setback from a public road.

In response to Commissioner Harsel's question, Ms. Kirst explained how the owners of shopping centers and land parcels would know whether or not this Amendment was in effect.

Chairman Murphy called for speakers from the audience, but received no response. He noted no rebuttal was necessary.

There were no further comments or questions from the Commission, and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Moon for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Moon MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE APPROVAL OF THE PROPOSED ZONING ORDINANCE AMENDMENT RELATED TO PORTABLE SIGNS AS ADVERTISED AND STATED IN THE STAFF REPORT DATED MAY 19, 2003, WITH OPTION 2.

Commissioner Byers seconded the motion which carried unanimously, with Commissioner Wilson absent from the meeting.

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RZ 2003-DR-007 - EDWARD E. CLARK AND MARGARET M. HAHN, TRUSTEES - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 1.7 dwelling units per acre (du/ac). Located in the N.E. quadrant of the intersection of Chesterbrook Rd. and Birch Rd. on approx. 1.19 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 31-3 ((1)) 49. DRANESVILLE DISTRICT. PUBLIC HEARING.

Patrick Kessler, of GJB Engineering, agent for the applicant, reaffirmed the affidavit dated May 31, 2003. There were no disclosures by Commission members.

Cathy Belgin, Zoning Evaluation Department, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Kessler explained that the owners wished to expand their lot and were requesting that the property to be rezoned to R-3.

Chairman Murphy called the first listed speaker and recited rules for public testimony.

Leine Whittington, 1653 Birch Wood Rd, McLean, spoke in favor of the application. She described how the property was going to change and showed a picture of the house they wished to build on the property.

There were no further speaker or comments or questions from the Commission, and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner DuBois for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-DR-007, SUBJECT TO THE EXECUTION OF THE PROFFERS DATED JUNE 13, 2003.

Commissioners Alcorn and Byers seconded the motion which carried unanimously, with Commissioner Wilson absent from the meeting.

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRAIL REQUIREMENT ON BIRCH ROAD IN FAVOR OF A FOUR FOOT WIDE ASPHALT TRAIL AS SHOWN ON THE GDP.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson absent from the meeting.

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RZ 2002-PR-025/FDP 2002-PR-025 -DSF/LONG METRO LLC -  
Appls. to rezone from I-4 to PRM to permit a residential mixed use development with an overall Floor Area Ratio (FAR) of 1.70 and approval of the conceptual and final development plans. Located on the S. side of Prosperity Ave., approx.500 ft. W. of Gallows Rd. on approx. 6.11 ac. of land. Comp. Plan Rec: Mixed use and/or residential up to 2.25 FAR. Tax Map 49-1 ((16)) A pt., A1, 8A, 9, 9A, 10, 10A and a portion of Merrilee Dr. public right-of-way to be vacated and/or abandoned. (Approval of this application may enable the vacation and/or abandonment of portions of the public rights-of-way for Merrilee Dr. to proceed under Section 15.2-2272 (2) of the *Code of Virginia*). PROVIDENCE DISTRICT. PUBLIC HEARING.

Carson Lee Fifer, Esquire, with McGuire, Woods, Battle & Booth, reaffirmed the affidavit dated May 16, 2003. There were no disclosures from the Commission members.

William Mayland, Zoning Evaluation Department, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He stated staff recommended approval of the applications.

Mr. Fifer introduced a new planner, Lisa Chiblow, and Brian Self with the Long Company. Mr. Fifer gave background history on Merrifield and explained why this application would improve the area. He explained the merits of the proffers and introduced Bob Mortison, co-chair of the Merrifield Task Force to speak.

Mr. Mortison stated he was pleased to be a part of this project because this application followed all the guidelines in the Master Plan. He detailed some of the objectives listed in the Comprehensive Plan, which the Task Force had authored, especially the traffic impact.

With the assistance of Mr. Self, Mr. Fifer responded to questions posed by Commissioner Byers regarding the number of floors, elevators, and type of building materials.

Mr. Fifer answered Commissioner Alcorn's questions regarding the proposed proffers and the impact they would have on traffic flow.

Chairman Murphy called the first listed speaker and recited rules for testimony before the Commission.

Gary Hurst, 9782 Bartingham Circle, St. Michaels, Maryland, Co-Chairman of the Merrifield Citizens Plan Review Task Force, explained the involvement of the Task Force in regard to this application. He recommended approval.

Mr. Hurst responded to questions from Commissioner Alcorn regarding density.

Tim Reed, 8205 Bucknell Drive, Vienna, representing Dunn Loring Woods Civic Association spoke about his concern regarding a notice provision which had not been met. He also expressed his concern about the request for a "P" District.

Karen Hunt, 2431 Villanova Drive, Vienna, Vice-President of Stonewall Manor Citizens Association, spoke in opposition to the proposed development because the applicant had not proffered adequate contributions to Public Schools and the Park Authority.

Mike Cavin, 8119 Westchester Drive, Dunn Loring, voiced his concern about pedestrian access in addition to comments about streetscape. He noted this application should not be approved until a safe and direct pedestrian route was provided via a crosswalk at Merrilee and Prosperity as well as a traffic light.

Rebecca Cate, 8119 Westchester Drive, Vienna, President of Dunn Loring Gardens Civic Association, said she was opposed to the retail section of this application.

Steele Knudson, 8181 Carnegie Hall Court, #109, Vienna, favored this application for Merrifield because more retail would be within walking distance as well as providing more residents in the neighborhood.

There were no further speakers, therefore Chairman Murphy called upon Mr. Fifer for a rebuttal statement.

Mr. Fifer reaffirmed the proposed streetscape requirements with the assistance of Mr. Mayland, and pointed out the reasoning behind the retail plan. He also fielded questions from Commissioner Byers regarding the uses of interior space on the first floor.

Commissioner Smyth suggested that everyone take a look at the Comprehensive Plan. She noted that the Plan may only allow residential. Mr. Mayland concurred with Commissioner Smyth regarding the residential aspect of this application. Commissioner Smyth also brought up the memos submitted by the Park Authority requesting additional contributions above and beyond the Ordinance requirement.

Commissioner Alcorn and Mr. Mayland discussed the question of mixed-use or residential use. Commissioner Alcorn raised the concern that this application would burden future homeowners.

Mr. Fifer responded to questions posed by Commissioner Harsel regarding the type of retail use. Mr. Mayland responded to additional questions posed by Commissioner Harsel concerning the Merrifield Plan and retail space.

Mr. Mayland restated his previous remarks that stormwater management would be provided underground for this application and would require a waiver of the Public Facilities Manual. He reiterated staff's support of this project.

There were no further comments or questions from the Commission, and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Smyth for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ 2002-PR-025 AND FDP 2002-PR-025, DSF/LONG METRO LLC, TO A DATE CERTAIN OF JUNE 25, 2003 WITH THE WRITTEN RECORD TO REMAIN OPEN.

Commissioner Hall seconded the motion which carried unanimously, with Commissioner Wilson absent from the meeting.

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The meeting was adjourned at 10:25 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

CLOSING

June 19, 2003

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Heidi E. Baggett

Approved on: May 4, 2005

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Linda B. Rodeffer, Clerk to the  
Fairfax County Planning Commission